

2012 Kosciusko County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Kosciusko County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Kosciusko County the average tax bill for all taxpayers decreased 5.3%. This tax bill reduction was mainly the result of the 4.8% decrease in the tax levy of all local government units. Kosciusko County certified net assessed value fell by 1.2%, which may have been a legacy of the recession. The large levy decrease caused tax rates to fall in most Kosciusko County tax districts. Tax cap credits as a percent of the levy were almost unchanged in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-5.3%	\$66,641,059	\$5,230,693,533	1.2%
Change		-4.8%	-1.2%	0.0%
2011	3.1%	\$69,985,658	\$5,292,359,452	1.2%

Homestead Property Taxes

Homestead property taxes decreased 4.4% on average in Kosciusko County in 2012. Tax rates fell in more than three-quarters of Kosciusko County tax districts. The county average tax rate dropped by 3.7%. The percentage of Kosciusko County homesteads at their tax caps rose slightly from 3.6% in 2011 to 3.9% in 2012. Kosciusko County has no local property tax credits.

Comparable Homestead Property Tax Changes in Kosciusko County

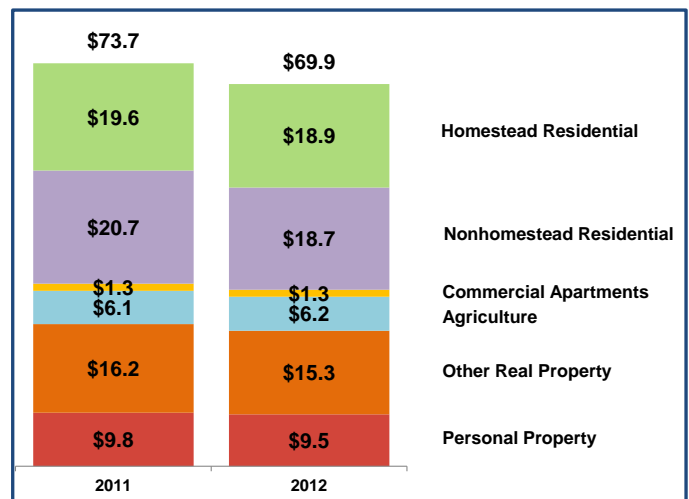
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,949	19.0%
No Change	504	2.4%
Lower Tax Bill	16,297	78.5%
Average Change in Tax Bill	-4.4%	
Detailed Change in Tax Bill		
20% or More	672	3.2%
10% to 19%	374	1.8%
1% to 9%	2,903	14.0%
0%	504	2.4%
-1% to -9%	11,532	55.6%
-10% to -19%	4,246	20.5%
-20% or More	519	2.5%
Total	20,750	100.0%

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Kosciusko County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal), by homeowners, and by owners of nonhomestead residential property (mostly small rentals and second homes). Net tax bills for all taxpayers decreased 5.3% in Kosciusko County in 2012. Net taxes were lower for all property categories except agriculture. Nonhomestead residential tax bills dropped the most.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in more than three-quarters of Kosciusko County tax districts. The average tax rate fell by 3.7%, because the levy decreased by more than net assessed value.

Levies in Kosciusko County decreased by 4.8%. The Wawasee School Corporation had large decreases in its bus replacement, debt service, and capital projects funds, and the Warsaw School Corporation had decreases in its debt service and capital projects funds. Turkey Creek Township saw the largest levy increases, due to increases in the special fire service fund. The county unit had an increase in its general fund levy.

Kosciusko County's total net assessed value decreased 1.5% in 2012. Agricultural net assessments rose 8.7%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.4%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$3,315,461,813	\$3,316,916,136	0.0%	\$1,563,261,813	\$1,570,058,110	0.4%
Other Residential	2,055,557,045	1,961,299,079	-4.6%	2,046,286,246	1,954,095,947	-4.5%
Ag Business/Land	466,724,134	510,412,511	9.4%	466,123,199	506,875,768	8.7%
Business Real/Personal	1,944,421,969	1,903,979,452	-2.1%	1,483,872,241	1,444,613,384	-2.6%
Total	\$7,782,164,961	\$7,692,607,178	-1.2%	\$5,559,543,499	\$5,475,643,209	-1.5%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Kosciusko County were \$845,591, or 1.2% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Kosciusko County's tax rates were less than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Nappanee and the towns of Mentone and Silver Lake, where district tax rates were above \$2 per \$100 assessed value and above \$3 in one district. The largest dollar losses were in Warsaw City and the Warsaw School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Kosciusko County in 2012 by \$13,220, or 1.5%. The percentage of the levy lost to credits was unchanged at 1.2%. There were no major changes in state policy to affect tax cap credits in 2012. Kosciusko County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$330,938	\$348,742	\$17,804	5.4%
2%	487,669	466,523	-21,146	-4.3%
3%	0	1,924	1,924	--
Elderly	40,204	28,402	-11,802	-29.4%
Total	\$858,811	\$845,591	-\$13,220	-1.5%
% of Levy	1.2%	1.2%		0.0%

Kosciusko County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	<i>90,114,563</i>	<i>68,504,134</i>	<i>68,019,063</i>	<i>69,985,658</i>	<i>66,641,059</i>	<i>-24.0%</i>	<i>-0.7%</i>	<i>2.9%</i>	<i>-4.8%</i>
State Unit	142,533	0	0	0	0	-100.0%			
Kosciusko County	10,511,760	9,409,560	9,713,845	9,933,758	10,126,622	-10.5%	3.2%	2.3%	1.9%
Clay Township	60,771	60,451	61,567	63,078	58,676	-0.5%	1.8%	2.5%	-7.0%
Etna Township	45,191	45,686	46,862	47,852	49,006	1.1%	2.6%	2.1%	2.4%
Franklin Township	50,321	52,313	54,297	55,474	57,336	4.0%	3.8%	2.2%	3.4%
Harrison Township	102,742	102,783	106,013	107,950	110,193	0.0%	3.1%	1.8%	2.1%
Jackson Township	56,943	58,089	59,444	61,246	62,814	2.0%	2.3%	3.0%	2.6%
Jefferson Township	33,184	34,449	35,747	36,559	37,818	3.8%	3.8%	2.3%	3.4%
Lake Township	43,972	44,241	45,553	46,115	46,820	0.6%	3.0%	1.2%	1.5%
Monroe Township	18,584	19,327	20,055	20,543	21,225	4.0%	3.8%	2.4%	3.3%
Plain Township	311,751	311,006	320,052	329,190	328,278	-0.2%	2.9%	2.9%	-0.3%
Prairie Township	40,046	41,605	43,164	44,261	45,693	3.9%	3.7%	2.5%	3.2%
Scott Township	18,414	19,124	19,771	20,276	20,935	3.9%	3.4%	2.6%	3.3%
Seward Township	61,466	66,854	62,380	63,484	64,729	8.8%	-6.7%	1.8%	2.0%
Tippecanoe Township	348,796	352,977	364,169	370,536	379,071	1.2%	3.2%	1.7%	2.3%
Turkey Creek Township	339,533	1,678,674	1,762,997	1,472,451	1,679,833	394.4%	5.0%	-16.5%	14.1%
Van Buren Township	87,568	85,972	88,869	88,281	91,740	-1.8%	3.4%	-0.7%	3.9%
Washington Township	93,489	95,135	97,840	99,513	101,060	1.8%	2.8%	1.7%	1.6%
Wayne Township	682,353	674,132	417,843	424,128	442,043	-1.2%	-38.0%	1.5%	4.2%
Warsaw Civil City	8,346,385	8,635,637	10,737,438	10,212,333	10,299,294	3.5%	24.3%	-4.9%	0.9%
Nappanee Civil City	161,095	166,400	177,512	182,329	167,032	3.3%	6.7%	2.7%	-8.4%
Burket Civil Town	3,539	11,289	11,600	11,900	12,184	219.0%	2.8%	2.6%	2.4%
Claypool Civil Town	71,956	74,833	77,677	79,686	82,245	4.0%	3.8%	2.6%	3.2%
Etna Green Civil Town	75,042	0	64,340	66,635	68,927	-100.0%		3.6%	3.4%
Leesburg Civil Town	65,473	68,154	70,725	72,287	74,898	4.1%	3.8%	2.2%	3.6%
Mentone Civil Town	214,521	219,610	228,199	233,973	240,201	2.4%	3.9%	2.5%	2.7%
Milford Civil Town	434,381	444,997	465,828	477,223	454,233	2.4%	4.7%	2.4%	-4.8%
North Webster Civil Town	318,371	328,275	340,186	348,630	358,185	3.1%	3.6%	2.5%	2.7%
Pierceton Civil Town	175,856	193,280	192,654	192,624	212,816	9.9%	-0.3%	0.0%	10.5%
Sidney Civil Town	11,344	11,797	12,246	12,566	12,966	4.0%	3.8%	2.6%	3.2%
Silver Lake Civil Town	229,519	238,017	246,908	253,193	263,530	3.7%	3.7%	2.5%	4.1%
Syracuse Civil Town	1,555,868	1,420,715	1,458,809	1,443,961	1,553,210	-8.7%	2.7%	-1.0%	7.6%
Winona Lake Civil Town	839,423	861,936	859,258	856,238	940,257	2.7%	-0.3%	-0.4%	9.8%
Wa-Nee Community School Corp	2,271,139	1,446,537	1,402,024	1,297,080	1,249,898	-36.3%	-3.1%	-7.5%	-3.6%
Wawasee Community School Corp	19,559,736	11,870,181	10,075,698	12,749,568	9,883,051	-39.3%	-15.1%	26.5%	-22.5%
Warsaw Community School Corp	28,752,119	19,740,059	18,394,929	18,000,340	16,987,288	-31.3%	-6.8%	-2.1%	-5.6%
Tippecanoe Valley School Corp	5,791,225	3,446,593	3,554,475	3,496,609	3,592,558	-40.5%	3.1%	-1.6%	2.7%
Whitko Community School Corp	4,301,383	2,640,958	2,770,585	2,993,164	2,782,892	-38.6%	4.9%	8.0%	-7.0%
Triton School Corp	811,170	360,321	385,442	477,646	441,359	-55.6%	7.0%	23.9%	-7.6%
Nappanee Public Library	34,121	36,566	126,637	137,770	137,236	7.2%	246.3%	8.8%	-0.4%
Milford Public Library	135,584	140,987	146,265	149,943	154,704	4.0%	3.7%	2.5%	3.2%
Pierceton Public Library	46,223	48,134	49,952	51,199	52,928	4.1%	3.8%	2.5%	3.4%
Syracuse Public Library	296,574	307,999	319,664	328,092	338,362	3.9%	3.8%	2.6%	3.1%
Warsaw Community Public Library	1,678,243	1,722,221	1,797,138	1,825,639	1,884,889	2.6%	4.4%	1.6%	3.2%
Bell Memorial Public Library	208,294	221,822	223,382	228,939	241,111	6.5%	0.7%	2.5%	5.3%
North Webster Library	317,881	330,762	343,113	352,040	362,914	4.1%	3.7%	2.6%	3.1%
Kosciusko County Solid Waste Mgmt Dist	160,349	164,893	165,911	169,356	67,999	2.8%	0.6%	2.1%	-59.8%
Winona Lake Redevelopment Comm	18,090	18,769	0	0	0	3.8%	-100.0%		
Warsaw City Redevelopment Comm	180,242	180,014	0	0	0	-0.1%	-100.0%		
Milford Town Redevelopment Comm	0	0	0	0	0				
Pierceton Town Redevelopment Comm	0	0	0	0	0				
Kosciusko County Redevelopment Comm	0	0	0	0	0				
Claypool Redevelopment Comm	0	0	0	0	0				

Kosciusko County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
43001	Clay Township	1.0809	--	--	--	--	--	--	1.0809
43002	Claypool Town	2.1990	--	--	--	--	--	--	2.1990
43003	Etna Township	1.0627	--	--	--	--	--	--	1.0627
43004	Etna Green Town	1.6505	--	--	--	--	--	--	1.6505
43005	Franklin Township	1.4044	--	--	--	--	--	--	1.4044
43009	Jackson Township	1.5627	--	--	--	--	--	--	1.5627
43010	Sidney Town	2.1028	--	--	--	--	--	--	2.1028
43011	Jefferson Township,West	1.5034	--	--	--	--	--	--	1.5034
43012	Jefferson Township,East	0.7130	--	--	--	--	--	--	0.7130
43013	Lake Township	1.0865	--	--	--	--	--	--	1.0865
43014	Silver Lake Town	2.2547	--	--	--	--	--	--	2.2547
43015	Monroe Township	1.4946	--	--	--	--	--	--	1.4946
43016	Plain Township	1.0549	--	--	--	--	--	--	1.0549
43017	Warsaw City-Plain Township	2.2392	--	--	--	--	--	--	2.2392
43018	Leesburg Town	1.5583	--	--	--	--	--	--	1.5583
43019	Prairie Township	1.0386	--	--	--	--	--	--	1.0386
43020	Scott Township	1.2328	--	--	--	--	--	--	1.2328
43021	Seward Township	1.3865	--	--	--	--	--	--	1.3865
43022	Burket Town	1.8006	--	--	--	--	--	--	1.8006
43023	Tippecanoe Township	0.7301	--	--	--	--	--	--	0.7301
43024	North Webster Town	1.3111	--	--	--	--	--	--	1.3111
43025	Turkey Creek Township	0.7455	--	--	--	--	--	--	0.7455
43026	Syracuse Town	1.5110	--	--	--	--	--	--	1.5110
43027	Van Buren Township	0.7246	--	--	--	--	--	--	0.7246
43028	Milford Town	1.4328	--	--	--	--	--	--	1.4328
43029	Washington Township	1.5893	--	--	--	--	--	--	1.5893
43030	Pierceton Town	2.1619	--	--	--	--	--	--	2.1619
43031	Wayne Township	1.3932	--	--	--	--	--	--	1.3932
43032	Warsaw City-Wayne Township	2.2353	--	--	--	--	--	--	2.2353
43033	Winona Lake Town	1.7922	--	--	--	--	--	--	1.7922
43034	Harrison Township	1.5810	--	--	--	--	--	--	1.5810
43035	Mentone Town-Harrison Township	2.4893	--	--	--	--	--	--	2.4893
43036	Mentone Town-Franklin Township	2.4895	--	--	--	--	--	--	2.4895
43038	Nappanee City-Jefferson Township	3.0306	--	--	--	--	--	--	3.0306

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Kosciusko County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	347,173	458,209	1,924	28,393	835,699	66,641,059	1.3%
<i>TIF Total</i>	1,569	8,314	0	9	9,893	2,943,501	0.3%
<i>County Total</i>	348,742	466,523	1,924	28,402	845,591	69,584,560	1.2%
Kosciusko County	30,864	38,588	123	3,328	72,903	10,126,622	0.7%
Clay Township	2	63	0	4	68	58,676	0.1%
Etna Township	1	0	0	94	95	49,006	0.2%
Franklin Township	9	62	0	4	75	57,336	0.1%
Harrison Township	28	316	0	29	373	110,193	0.3%
Jackson Township	1	40	0	70	111	62,814	0.2%
Jefferson Township	15	317	15	3	351	37,818	0.9%
Lake Township	3	173	0	16	193	46,820	0.4%
Monroe Township	0	0	0	17	17	21,225	0.1%
Plain Township	13	12	0	49	75	328,278	0.0%
Prairie Township	0	0	0	15	15	45,693	0.0%
Scott Township	0	0	0	2	2	20,935	0.0%
Seward Township	0	0	0	31	31	64,729	0.0%
Tippecanoe Township	0	0	0	74	74	379,071	0.0%
Turkey Creek Township	102	0	0	171	273	1,679,833	0.0%
Van Buren Township	0	0	0	14	14	91,740	0.0%
Washington Township	4	148	0	51	203	101,060	0.2%
Wayne Township	5,062	5,235	0	271	10,568	442,043	2.4%
Warsaw Civil City	146,303	174,511	0	6,261	327,075	10,299,294	3.2%
Nappanee Civil City	973	20,081	981	0	22,035	167,032	13.2%
Burket Civil Town	1	0	0	1	3	12,184	0.0%
Claypool Civil Town	49	1,891	0	42	1,981	82,245	2.4%
Etna Green Civil Town	6	0	0	756	762	68,927	1.1%
Leesburg Civil Town	3	0	0	117	120	74,898	0.2%
Mentone Civil Town	918	9,790	0	81	10,789	240,201	4.5%
Milford Civil Town	0	0	0	220	220	454,233	0.0%
North Webster Civil Town	0	0	0	164	164	358,185	0.0%
Piercetown Civil Town	50	2,706	0	255	3,012	212,816	1.4%
Sidney Civil Town	6	188	0	40	234	12,966	1.8%
Silver Lake Civil Town	199	9,918	0	133	10,250	263,530	3.9%
Syracuse Civil Town	693	0	0	556	1,249	1,553,210	0.1%
Winona Lake Civil Town	13,235	0	0	607	13,842	940,257	1.5%
Wa-Nee Community School Corp	635	13,103	640	121	14,500	1,249,898	1.2%
Wawasee Community School Corp	377	0	0	1,361	1,737	9,883,051	0.0%
Warsaw Community School Corp	124,893	136,616	0	7,778	269,287	16,987,288	1.6%
Tippecanoe Valley School Corp	1,096	11,532	0	1,044	13,673	3,592,558	0.4%
Whitko Community School Corp	130	5,754	0	2,154	8,038	2,782,892	0.3%
Triton School Corp	8	0	0	1,075	1,083	441,359	0.2%
Nappanee Public Library	162	3,350	164	11	3,687	137,236	2.7%
Milford Public Library	0	0	0	32	32	154,704	0.0%
Piercetown Public Library	4	182	0	33	219	52,928	0.4%
Syracuse Public Library	20	0	0	34	55	338,362	0.0%
Warsaw Community Public Library	20,937	21,648	0	1,117	43,702	1,884,889	2.3%
Bell Memorial Public Library	163	1,722	0	63	1,949	241,111	0.8%
North Webster Library	0	0	0	71	71	362,914	0.0%
Kosciusko County Solid Waste Mgmt Dist	207	259	1	22	490	67,999	0.7%
Turkey Creek Twp Fire Territory	0	0	0	0	0	0	
Winona Lake Redevelopment Comm	0	0	0	0	0	0	
Warsaw City Redevelopment Comm	0	0	0	0	0	0	
Milford Town Redevelopment Comm	0	0	0	0	0	0	
Piercetown Town Redevelopment Comm	0	0	0	0	0	0	
Kosciusko County Redevelopment Comm	0	0	0	0	0	0	
Claypool Redevelopment Comm	0	0	0	0	0	0	
TIF - Dreyfus TIF (Clay)	0	0	0	0	0	245,992	0.0%
TIF - Claypool TIF #1	0	0	0	0	0	13,218	0.0%
TIF - Claypool TIF #2	0	391	0	0	391	14,367	2.7%
TIF - Leesburg TIF (Plain)	0	0	0	0	0	12,105	0.0%
TIF - Warsaw North TIF (Warsaw Plain)	1,318	6,580	0	0	7,897	1,717,536	0.5%
TIF - Syracuse TIF	0	0	0	0	0	1,056	0.0%
TIF - Kosc Co TIF (Vanburen)	0	0	0	0	0	43,448	0.0%
TIF - Milford TIF	0	0	0	3	3	100,938	0.0%
TIF - Piercetown TIF	0	889	0	6	895	372,131	0.2%
TIF - Warsaw Central TIF (Warsaw)	0	455	0	0	455	299,662	0.2%
TIF - Winona Interurban TIF (Warsaw)	0	0	0	0	0	6,650	0.0%
TIF - Winona Lake TIF	252	0	0	0	252	116,395	0.2%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.